

Landowner-Specific Narrative Summary
Nathan King

ATXI has been unsuccessful in obtaining an easement from Mr. Nathan King. Mr. King owns one parcel at issue along the Meredosia to Pawnee segment of the Project, in Sangamon County, Illinois, internally designated as A_ILRP_MP_SA_143_ROW. As summarized on ATXI Exhibit 2.1, as of July 23, 2014 ATXI has contacted, or attempted to contact Mr. King, regarding acquisition of an easement across his property on at least 90 occasions, including 24 phone calls, 4 letters, 17 in-person meetings, 33 voicemails, and 13 emails.

In sum, ATXI and Mr. King disagree primarily about Confidential Settlement Agreement (CSA) language associated with ingress and egress practices. On April 2, 2014, a CLS land agent met with Mr. King and several of his family members (including David King, trustee of A_ILRP_MP_SA_144_ROW, and Donald King, owner of A_ILRP_MP_SA_140_ROW) to provide initial documentation about the Project, as well as ATXI's initial offer of compensation. During that meeting the landowners asked questions about compensation, pole logistics, indemnification, and exclusive use of the easement. Shortly thereafter, they also expressed concerns about abandonment. Over the course of negotiations, Mr. King has also raised issues with respect to temporary workspace, access practices, soil removal and restoration practices, insurance requirements and confidentiality provisions related to the easement and CSA. ATXI has attempted to answer Mr. King's questions and to address his remaining concerns in a CSA. The majority of those concerns have been addressed to Mr. King's apparent satisfaction.

An issue remains however with respect to language associated with ingress and egress practices. Mr. King would like off-easement access to be allowed in only very limited circumstances. ATXI cannot accept these limitations as they may interfere with its ability to operate and maintain the line. The parties have reached an impasse regarding this issue.

Landowner-Specific Narrative Summary
Nathan King

With respect to compensation, for nearly a year, Mr. King represented that he would only accept compensation at or near the amount ATXI paid for a local substation parcel. ATXI has explained that the substation purchase is not a proper comparable sale. During early negotiations Mr. King provided a counteroffer nearly \$10,000 higher than ATXI's offer on a price per acre basis. That counteroffer was rejected. Recently, following an increase in valuation resulting from an updated ATXI appraisal, Mr. King has indicated that language, as opposed to compensation, now remains the primary impediment to signing. For avoidance of doubt, Mr. King confirmed on July 23, 2015, that compensation is no longer an issue.

In sum, the parties have made significant progress with respect to easement and CSA language but continue to have a fundamental disagreement ingress and egress provisions. ATXI will continue to negotiate with Mr. King to the extent he is willing to engage in negotiations with ATXI; however, a voluntary agreement in the timeframe supporting the segment's in-service date is unlikely and therefore, ATXI requests eminent domain authority for this parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent
2. Initial appointment set for 4/2/2014
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting
4. Prepare and review Acquisition documents and maps
5. Provide landowner with business card and show Ameren ID badge
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:



-
-
-
7. Provide/explain the purpose of the project
 8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B



9. Make compensation offer, provide calculation sheet and explain basis of offer
10. Discuss subordination of mortgage, if applicable
11. Complete Construction Questionnaire, including name of tenant, if applicable
12. Provide EMF brochure, if requested
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable



14. Agent Name (Print and Sign) Melinda R. Hoyer



MELINDA R. HOYER

Tax Id: 35-25.0-100-003

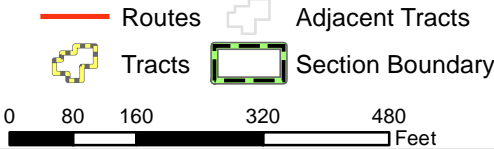


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Nathan P. King

Tract No.:A_ILRP_MP_SA_143

Date: 7/10/2015

EXHIBIT "A"

A 2.458 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 13 NORTH, RANGE 5 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO NATHAN P. KING, RECORDED IN DOCUMENT NO. 2006R04816 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25 BEARS NORTH 88 DEGREES 57 MINUTES 59 SECONDS EAST, A DISTANCE OF 1,310.70 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1050517.16, E:2456612.30;

THENCE SOUTH 00 DEGREES 48 MINUTES 56 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1,336.94 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4;

THENCE SOUTH 89 DEGREES 00 MINUTES 37 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 81.80 FEET TO A POINT FOR CORNER, FROM WHICH A 3/4-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS SOUTH 89 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 2,542.94 FEET;

THENCE NORTH 00 DEGREES 40 MINUTES 11 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 1,336.91 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID SOUTHEAST 1/4;

THENCE NORTH 88 DEGREES 58 MINUTES 19 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 78.40 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 107,083 SQUARE FEET OR 2.458 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/26/2015



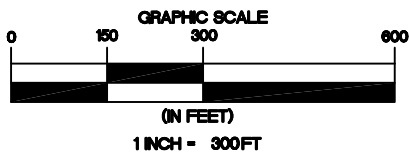


EXHIBIT "A"

ATXI Exhibit 2.3 (Part X)

Page 6 of 6

JOHN THOMAS MCTAGGART
AND
BONNIE D. MCTAGGART
DOCUMENT NO. 2006R27625
D.R.S.C.I.
A_ILRP_MP_SA_145

N88°57'59"E 1310.70'

P.O.R.
NE COR SW 1/4
NE 1/4 SEC 25

TRACT 2
CYNTHIA J. KING AND
DAVID L. KING,
CO-TRUSTEES OF THE
CYNTHIA J. KING TRUST
DOCUMENT NO. 2012R19494
D.R.S.C.I.
AND
TRACT 2
DAVID L. KING AND
CYNTHIA J. KING,
CO-TRUSTEES OF THE
DAVID L. KING TRUST
DOCUMENT NO. 2012R19495
D.R.S.C.I.
A_ILRP_MP_SA_144

NATHAN P. KING
DOCUMENT NO. 2006R04816
D.R.S.C.I.
A_ILRP_MP_SA_143

PROPOSED VARIABLE
WIDTH EASEMENT
2.458 ACRES
(107,083 S.F.)

SECTION 25
TOWNSHIP 13N
RANGE 5W

S89°00'37"W 2542.94'
P.O.R.—3/4" IRON ROD FOUND
SW COR NW 1/4 SEC 25

DONALD E. KING AND PENNY S. KING,
HUSBAND AND WIFE
DOCUMENT NO. 2011R35176
D.R.S.C.I.
A_ILRP_MP_SA_140

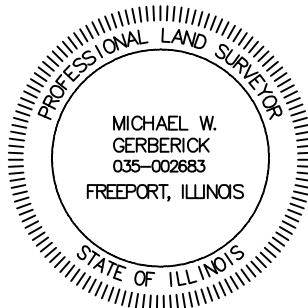
DENNIS LEON SEIZ AND
JILL DIAN SEIZ BARRY, LIFE ESTATE
AND THE LIVING DESCENDANTS OF
DENNIS LEON SEIZ
CAUSE NO. 2007-P-007
C.R.S.C.I.
A_ILRP_MP_SA_141

LEONARD H. HELMERICHS AND
MARY EILEEN HELMERICHS,
AS TRUSTEES OF A JOINT AND
MUTUAL REVOCABLE TRUST AGREEMENT
NO. 052747
DOCUMENT NO. 2006R03817
D.R.S.C.I.
A_ILRP_MP_SA_142

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°48'56"E	1336.94'
L2	S89°00'37"W	81.80'
L3	N00°40'11"W	1336.91'
L4	N88°58'19"E	78.40'

LEGEND

C.R.S.C.I. COURT RECORDS
SANGAMON COUNTY, ILLINOIS
D.R.S.C.I. DEED RECORDS
SANGAMON COUNTY, ILLINOIS
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
△ CALCULATED POINT
● 1/2" IRON ROD FOUND
--- SECTION LINE
--- SUBJECT PROPERTY LINE
--- PROPERTY LINE
--- PROPOSED EASEMENT CENTERLINE
--- PROPOSED EASEMENT



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/26/2015
SCALE: 1"=300'
TRACT ID: A_ILRP_MP_SA_143
DRAWN BY: KAS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNIE
SECTION 25, TOWNSHIP 13 NORTH, RANGE 5 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS